

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

# PARCEL MAP NO. 19185

SHOWING A DIVISION OF A PORTION OF THE WEST HALF OF THE SOUTH EAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, T. 2 S., R. 4 W., S. B. M.

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS  
RIVERSIDE, CALIFORNIA

APRIL, 1983

### RECORDER'S CERTIFICATE

FILED THIS 27<sup>th</sup> DAY OF FEBRUARY, 1985, AT 2:00 P.M. IN BOOK 127 OF PARCEL MAPS AT PAGES 77+78 AT THE REQUEST OF THE CITY CLERK.

FEE \$800  
NO 40174 WILLIAM E. CONERLY  
COUNTY RECORDER  
BY: Sarita Ragan DEPUTY

SUB'N. G'TEE: SAFECO TITLE INSURANCE CO.

### SIGNATURE OMISSION

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA, THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED SINCE THEIR INTEREST CANNOT RISE INTO FEE:

1. AN EASEMENT FOR STORM DRAIN FACILITIES CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED APRIL 6, 1979, AS INSTR. NO. 69396 O.R. RIV. CO. CALIF.

### OWNER'S CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE ALL AND THE ONLY PARTIES HAVING ANY RECORD, TITLE OR INTEREST IN THE LAND SUBDIVIDED AS SHOWN HEREON AND WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP AS SHOWN WITHIN THE DISTINCTIVE BORDERLINE. WE HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL DISTRIBUTION FACILITIES THE AREAS DESIGNATED AS "SPECIAL P.U.E."

HUTTON/EXECUTIVES NO.7, A CALIFORNIA LIMITED PARTNERSHIP  
BY: HUTTON ASSOCIATES, A CALIFORNIA CORPORATION, AS GENERAL PARTNER

Christopher J. Felix, Pres.  
CHRISTOPHER J. FELIX, PRES.

Betty L. Hutton, Sec.  
BETTY L. HUTTON, SEC.

### CITY CLERK CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF TWO (2) SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF PARCEL MAP NO. 19185 AND THE EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC EASEMENTS AND THE CITY CLERK IS HEREBY AUTHORIZED AND DIRECTED TO ATTEST SAID MAP BY SIGNING HER NAME THERETO AS CITY CLERK OF THE CITY OF RIVERSIDE, STATE OF CALIFORNIA, AND AFFIX THE OFFICIAL SEAL OF SAID CITY THERETO. I HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 26th DAY OF FEBRUARY, 1985.



ALICE A. HARE  
CITY CLERK OF THE CITY OF RIVERSIDE

BY: Alice A. Hare

### TAX COLLECTOR

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE REAL PROPERTY SHOWN ON THE ANNEXED MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES THAT ARE NOW A LIEN BUT ARE NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ \_\_\_\_\_.

DATED February 5, 1985

R. WAYNE WATTS  
COUNTY TAX COLLECTOR

BY: Maná R. Torres

### TAX BOND

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ \_\_\_\_\_ HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATED \_\_\_\_\_, 19 \_\_\_\_\_

GERALD A. MALONEY  
CLERK OF THE BOARD OF SUPERVISORS

BY: \_\_\_\_\_

### CITY TREASURER

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS OFFICE AS OF THIS DATE, THE REAL PROPERTY SHOWN ON THIS MAP IS NOT SUBJECT TO ANY SPECIAL ASSESSMENTS, BONDS AND/OR LIENS WHICH HAVE NOT BEEN PAID IN FULL. THIS CERTIFICATE DOES NOT INCLUDE ANY SPECIAL ASSESSMENTS, THE BONDS OF WHICH HAVE NOT BECOME A LIEN UPON SAID PROPERTY.

DATED 2/7, 1985

H.E. BREWER  
CITY TREASURER

BY: W.A. Hansen

### SURVEYOR'S CERTIFICATE

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF HUTTON ASSOCIATES IN APRIL, 1983. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. I ALSO HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED Jan. 29, 1985

John H. Staaf  
JOHN H. STAAF, L.S. 3481

### UTILITIES EASEMENT CERTIFICATE

THE CITY OF RIVERSIDE BEING THE OWNER OF THE FOLLOWING DESCRIBED EASEMENTS CONSENTS TO THE MAKING AND FILING OF THE ANNEXED FINAL MAP.

- 1. AN EASEMENT FOR ELECTRIC LINES, CABLES, POLES AND RIGHTS INCIDENTAL THERETO, RECORDED APRIL 7, 1965 AS INSTR. NO. 40084 O.R. RIVERSIDE COUNTY, CALIF.

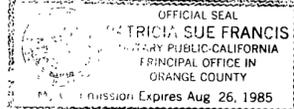
DATED Feb 20, 1985

FRED KRAY  
PUBLIC UTILITIES DIRECTOR  
BY: Fred Kray

### NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } ss.  
COUNTY OF Orange

ON THIS 1st DAY OF February, 1985, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Christopher J. Felix AND Betty L. Hutton, PERSONALLY KNOWN TO ME AND/OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS THE PRESIDENT AND SECRETARY OF HUTTON ASSOCIATES, A CALIFORNIA CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION, SAID CORPORATION BE A GENERAL PARTNER OF HUTTON/EXECUTIVES NO.7, THE LIMITED PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME AS SAID GENERAL PARTNER AND THAT SAID LIMITED PARTNERSHIP EXECUTED THE SAME. WITNESS MY HAND AND OFFICIAL SEAL.



Patricia Sue Francis  
NOTARY PUBLIC IN AND FOR SAID STATE  
MY COMMISSION EXPIRES: 8/26/85

### PUBLIC UTILITIES CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS:

#### WATER FACILITIES

NO WATER FEES AND CHARGES COLLECTED FOR PARCELS #1, #2, #3, #4 OR #5. PARCELS TO BE SUPPLIED WATER SERVICE THROUGH A MASTER WATER METER FOR WHICH THERE EXISTS A RECORDED COVENANT AND AGREEMENT (MASTER WATER METER).

#### ELECTRIC FACILITIES

NO ELECTRIC FEES COLLECTED OR REQUIRED.

#### EASEMENTS

ALL PUBLIC UTILITY EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF WATER AND ELECTRIC DIVISIONS OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.

FRED KRAY  
PUBLIC UTILITIES DIRECTOR  
DATED Feb 20, 1985 BY: Fred Kray

### CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED THIS 26<sup>th</sup> DAY OF FEBRUARY, 1985, FOR CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE.

ROBERT C. WALES, R.C.E. 18703  
CITY ENGINEER

BY: Robert C. Wales

TENTATIVE MAP APPROVED APRIL 7, 1983

P.M.B. 127/77

P.M.B. 127/77

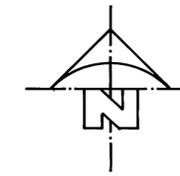
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APRIL, 1983

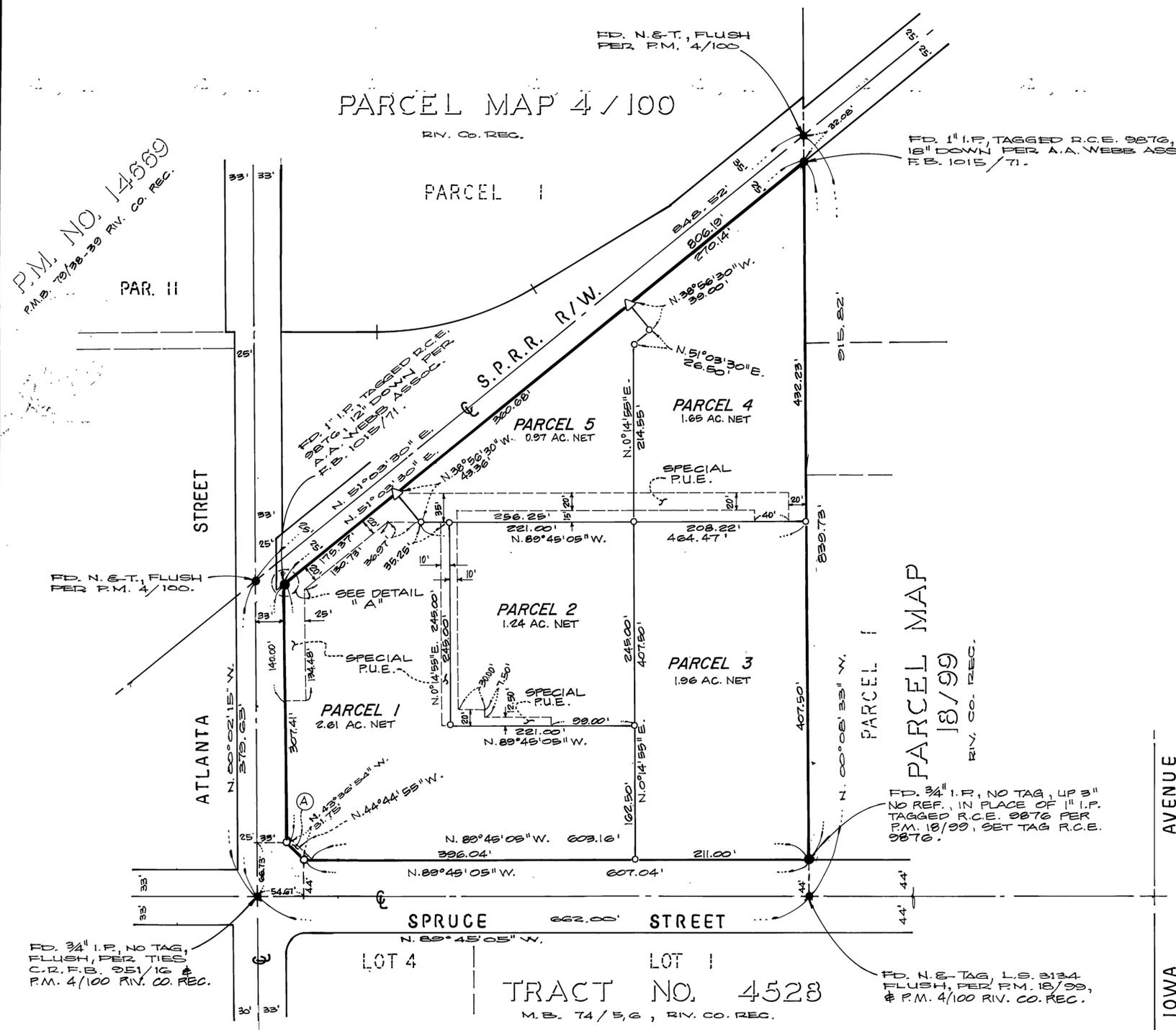
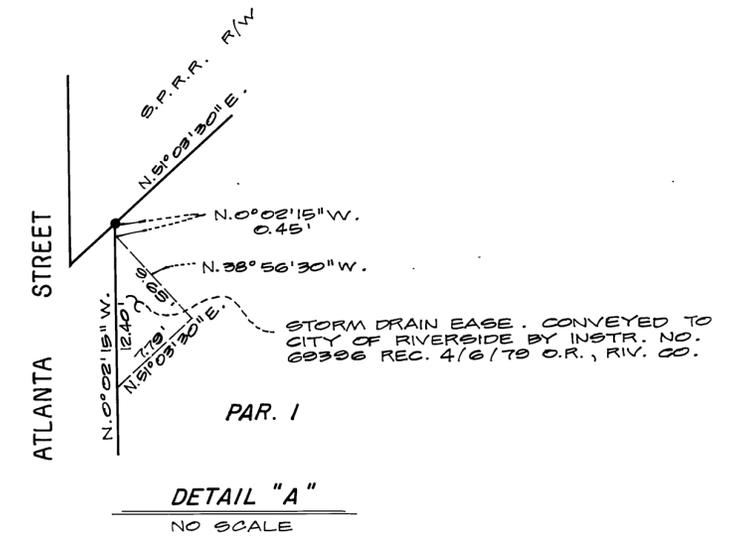
SCALE: 1"=100'

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS  
RIVERSIDE CALIFORNIA



### SURVEYOR'S NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF SPRUCE STREET TAKEN AS N. 89°45'05" W. AS SHOWN ON PARCEL MAP RECORDED IN BOOK 4 OF PARCEL MAPS AT PAGE 100, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. FOUND MONUMENTS AS NOTED AT ALL POINTS SHOWN THIS ●.
3. SET 1" IRON PIPE TAGGED R.C.E. 11842, FLUSH, AT ALL POINTS SHOWN THIS O, UNLESS OTHERWISE NOTED.
4. THIS PARCEL MAP CONTAINS 8.43 ACRES NET.
5. SET "SURE FIRE" STUDS TAGGED R.C.E. 11842 IN TOP OF CURB FOR SIDE LOT LINES PROJECTED.
6. SET NAIL AND TAG R.C.E. 11842 2.0' UP ON S'LY FACE OF WALL AT ALL POINTS SHOWN THIS Δ.



P.M. NO. 14589  
R.M. 18/99-99 RIV. CO. REC.

FD. N. & T., FLUSH  
PER P.M. 4/100.

FD. 3/4" I.P. NO TAG,  
FLUSH, PER TIES,  
C.R. F.B. 951/16  
P.M. 4/100 RIV. CO. REC.

Ⓐ EXIST. P.U.E. PER INSTR.  
NO. 40084 REC. 4/7/65,  
O.R., RIV. CO.

FD. 3/4" I.P. NO TAG, UP 8"  
TO REF. IN PLACE OF 1" I.P.  
TAGGED R.C.E. 9876 PER  
P.M. 18/99, SET TAG R.C.E.  
9876.

FD. N. & T., L.S. 3124  
FLUSH, PER P.M. 18/99,  
P.M. 4/100 RIV. CO. REC.